



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
JANUARY 15, 2026  
10:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.veronawalkcdd.org](http://www.veronawalkcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
Town Center at Verona Walk  
8090 Sorrento Lane  
Naples, Florida 34114  
**REGULAR BOARD MEETING**  
January 15, 2026  
10:00 a.m.  
Call-In: 800-743-4099 Participant Passcode: 7423990

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
  - 1. December 18, 2025 Regular Board Meeting.....Page 3
- G. Old Business
  - 1. Update on CDD & HOA Agreement
- H. New Business
  - 1. Premier – Bill Kurth – Overall Update on the Ponds
  - 2. Discussion on Lakes 1 and 2 Appearance
  - 3. Discussion on Lake Levels Regarding Irrigation Use
- I. Administrative Matters
  - 1. District Attorney Update
    - a. Title Search Information Update
  - 2. District Engineer Update
    - a. Discussion on Contract for Inlet Inspection
    - b. Update on Tree Removal in Preserve
  - 3. Contract for Inlet Inspection
  - 4. Field Inspector Update.....Page 7
  - 5. District Manager Update
    - a. Financials.....Page 8
    - b. Upcoming Meetings
      - February 19, 2026 & March 19, 2026
- J. Comments from the Public
- K. Board Member Comments
- L. Adjourn



**Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel**  
Collier County, Florida  
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324  
Phone: (239) 252-2646

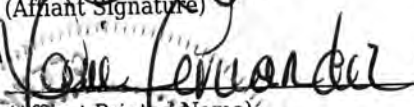
## **Affidavit of Publication**

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared  
Yani Fernandez, who on oath says that he or she is a  
Deputy Clerk of the Circuit Court of Collier County,  
Florida; that the attached copy of advertisement,  
Verona Walk Community Development District Notice of  
Regular Board Meeting (January 15, 2026) was  
published on the publicly accessible website  
<https://notices.collierclerk.com> as designated by Collier  
County, Florida on 01/05/2026 until 01/07/2026.


Affiant further says that the website complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

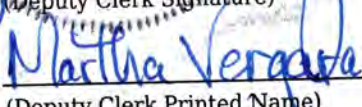
  
(Affiant Signature)

  
(Affiant Printed Name)

Sworn to and subscribed before me this 01/07/2026

Crystal K. Kinzel Clerk of the Circuit Court &  
Comptroller

  
(Deputy Clerk Signature)

  
(Deputy Clerk Printed Name)

  
Date

**Verona Walk Community Development District  
Notice of Regular Board Meeting  
(JANUARY 15, 2026)**

The Board of Supervisors (the "Board") of the Verona Walk Community Development District (the "District") will hold a Regular Board Meeting on January 15, 2026, at 10:00 a.m., at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the District's website ([www.veronawalkcdd.org](http://www.veronawalkcdd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

**Verona Walk Community Development District**

**[www.veronawalkcdd.org](http://www.veronawalkcdd.org)**

**PUBLISH: COLLIER COUNTY WEBSITE: BEGINNING AT MIDNIGHT ON MONDAY, JANUARY 5, 2026, & EXPIRING AT MIDNIGHT ON WEDNESDAY, JANUARY 7, 2026.**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
DECEMBER 18, 2025**

**A. CALL TO ORDER**

The December 18, 2025, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:00 a.m. at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

**B. PLEDGE OF ALLEGIANCE**

**C. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published on the Collier County website on December 8, 2025, as legally required.

**D. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairperson	Marilyn Czubkowski	Present
Vice Chairman	Peter Monti	Present
Supervisor	Roger Roy	Present via phone
Supervisor	Jack Hogan	Present
Supervisor	Michael Kurzawski	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
Field Inspector	Bohdan Hirniak	Special District Services, Inc.
District Counsel	Greg Urbancic	Coleman Yovanovich Koester
District Engineer	John Baker	Bowman

Also present were the following:

Frank Borowiec, Barry Chapman, Jimmy Rein & Herb Czeschin.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Czubkowski requested the addition of a review of bids from Napier under the Field Inspector Update. There was a consensus of the Board to add the item, as requested.

**F. APPROVAL OF MINUTES**

## **1. October 16, 2025, Regular Board Meeting**

The minutes of the October 16, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and unanimously passed approving the minutes of the October 16, 2025, Regular Board Meeting, as presented.

### **G. OLD BUSINESS**

There were no Old Business items to come before the Board.

### **H. NEW BUSINESS**

#### **1. Discussion Regarding CDD/HOA Agreement**

Ms. Czubkowski reviewed prior discussions with the HOA regarding a potential agreement between the District and the HOA. She summarized the history of the agreement and explained that questions remain regarding maintenance responsibilities and property ownership. The Board Members discussed the distinction between a maintenance agreement and an agreement assigning duties and raised questions regarding which parcels may require title clarification. District Counsel advised that title searches were being conducted to confirm ownership and boundaries before any agreement could be finalized. No Board action was taken on this item at this time.

### **I. ADMINISTRATIVE MATTERS**

#### **1. District Attorney Update – Title Search Information**

District Counsel provided an update regarding the status of title searches related to District and HOA properties. The Board Members asked questions regarding the scope of the searches and anticipated timing. Counsel advised that the research was ongoing and additional information would be provided to the Board once available.

#### **2. District Engineer Update**

##### **a. Consider Inspection Drainage Plan**

The District Engineer went over the proposed drainage inspection plan and explained the purpose and scope of the inspections. The Board Members discussed inspection frequency, prioritization, and maintenance considerations. After discussion:

A **motion** was made by Mr. Roy, seconded by Mr. Kurzawski and unanimously passed approving the inspection drainage plan, as presented.

##### **b. Update on Tree Removal in Preserve**

The District Engineer went over tree removal activities within the preserve and explained the basis for the work. The Board Members asked questions regarding permitting and environmental considerations. Staff responded that the work was proceeding as planned.

#### **3. Field Inspector Update**



Mr. Hirniak provided an update on field conditions, including drainage performance and routine maintenance activities. He also reviewed the proposal received from Napier for downspout repairs, as added to the agenda. Board Members discussed the proposals which were within budget. Mr. Hogan reiterated an argument he had before when this was previously an issue, noting that he believes this expense belongs to individual homeowners. Discussion ensued and Ms. Czubkowski stated that she would like a guarantee on the work.

A **motion** was made by Mr. Monti, seconded by Mr. Kurzawski to proceed with the proposals for bank repairs with warranties to be provided and authorization for the Chair to execute between meetings if satisfied with the warranties. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Hogan dissenting.

Mr. Hogan asked about the status of Lakes 1 and 2 and Mr. Hirniak stated that one fountain was not working. He continued that he had asked Bill Kurth to take a look at algae at the intake area of the fountain. Mr. Hogan opined that the HOA could do a better job at keeping the fountains clean and asked that this issue be put on the next agenda. Mr. Monti noted that it would be helpful to have Mr. Kurth present at the next meeting to answer questions.

#### **4. District Manager Update**

- **Financials**

Ms. Meneely went over the financials. There were no questions from the Board Members.

- **Upcoming Meetings**

Ms. Meneely advised that the next meetings were scheduled for January 15, 2026, and February 19, 2026.

#### **J. COMMENTS FROM THE PUBLIC**

There were no comments from the public at this time.

#### **K. BOARD MEMBER COMMENTS**

The Board Members had nothing further.

#### **L. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at [REDACTED] a.m. on a **motion** made by Mr. Monti, seconded by Mr. Hogan and that **motion** carried unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**From:** [bphirniak@aol.com](mailto:bphirniak@aol.com) <[bphirniak@aol.com](mailto:bphirniak@aol.com)>

**Sent:** Saturday, January 3, 2026 1:46 PM

**To:** Marilyn Czubkowski <[mczubk@gmail.com](mailto:mczubk@gmail.com)>; Kathleen Meneely <[kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)>

**Subject:** Monthly Field Inspector's Report

Ladies:

1. The lake bank inspections have been completed and a contract has been awarded to repair all erosions. The contract also is for the reburying of any exposed previously installed drain pipes.

2. Outfall inspections show no issues.

3. Lake levels continue to show the lack of rain and are currently at the season's low.

4. No issues with HOA lake bank and lawn spraying.

5. Last quarterly water sampling report by Benchmark showed no water quality issues.

6. Contractor work presents no issues.

7. One swimming pool under construction and is being done with proper protections.

8. All current proposed drainage enhancements have been reviewed and approved.

9. A very dry period since last report. Rainfall amounts at the end of year are at 86% of normal.

10. Littoral plantings sign for "No Mowing/No Spraying" have been completed and assembled, and are currently in the hands of the HOA's staff (Alberto). The Supervisor in charge of the project will need to direct this staff and Brian of Greenscapes as to exact required location for installation. There are four signs.

Verona Walk  
Community Development District

**Financial Report For  
December 2025**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
DECEMBER 2025**

	<b>Annual Budget 10/1/25 - 9/30/26</b>	<b>Actual Dec-25</b>	<b>Year To Date Actual 10/1/25 - 12/31/25</b>
<b>REVENUES</b>			
O & M ASSESSMENTS	448,974	181,934	354,805
DEBT ASSESSMENTS - SERIES 2013	515,565	208,721	407,043
DEBT ASSESSMENTS - SERIES 2018	580,455	235,194	458,671
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	2,412
<b>TOTAL REVENUES</b>	<b>\$ 1,546,794</b>	<b>\$ 625,849</b>	<b>\$ 1,222,931</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	46,229	3,852	11,557
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,500	15	38
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (PREMIER)	100,000	8,000	24,000
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	0
LAKE BANK MOWING	65,650	0	8,540
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000	0	0
STORM PIPE & EROSION REPAIRS	53,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	87
SPECIAL PROJECTS	10,000	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 299,674</b>	<b>\$ 11,867</b>	<b>\$ 44,222</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
ENGINEERING	13,000	0	175
MANAGEMENT	52,752	4,397	13,191
SECRETARIAL	4,200	350	1,050
LEGAL	15,000	4,274	4,274
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,300	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,800	0	7,675
LEGAL ADVERTISING	2,495	0	0
MISCELLANEOUS/CONTINGENCY	1,800	0	205
POSTAGE	700	0	95
OFFICE SUPPLIES	1,075	14	178
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	499
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 126,427</b>	<b>\$ 9,202</b>	<b>\$ 27,517</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 426,101</b>	<b>\$ 21,069</b>	<b>\$ 71,739</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,120,693</b>	<b>\$ 604,780</b>	<b>\$ 1,151,192</b>
BOND PAYMENTS (SERIES 2013)	(476,898)	(196,365)	(382,951)
BOND PAYMENTS (SERIES 2018)	(536,921)	(221,272)	(431,523)
<b>BALANCE</b>	<b>\$ 106,874</b>	<b>\$ 187,143</b>	<b>\$ 336,718</b>
ADMINISTRATIVE COSTS	(53,302)	(12,016)	(23,434)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	(25,031)	(48,808)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (9,000)</b>	<b>\$ 150,096</b>	<b>\$ 264,476</b>
CARRYOVER FROM PRIOR YEAR	9,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 150,096</b>	<b>\$ 264,476</b>

<b>Bank Balance As Of 12/31/25</b>	<b>\$ 2,094,549.48</b>
<b>Accounts Payable As Of 12/31/25</b>	<b>\$ 848,422.88</b>
<b>Accounts Receivable As Of 12/31/25</b>	<b>\$ -</b>
<b>Storm Pipe/Erosion Reserve As Of 12/31/25</b>	<b>\$ 48,000.00</b>
<b>Available Funds As Of 12/31/25</b>	<b>\$ 1,198,126.60</b>

**Verona Walk Community Development District**  
**Budget vs. Actual**  
**October 2025 through December 2025**

	<b>Oct 25 - Dec 25</b>	<b>25-26 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessment Income	354,804.89	448,974.00	-94,169.11	79.03%
363.812 · Debt Assessments (Series 2013)	407,043.30	515,565.00	-108,521.70	78.95%
363.813 · Debt Assessments (Series 2018)	458,671.20	580,455.00	-121,783.80	79.02%
363.822 · Debt Assessmnt-Pd To Trustee-13	-382,950.55	-476,898.00	93,947.45	80.3%
363.823 · Debt Assessmnt-Pd To Trustee-18	-431,522.55	-536,921.00	105,398.45	80.37%
363.830 · Assessment Fees	-23,434.23	-53,302.00	29,867.77	43.97%
363.831 · Discounts For Early Payments	-48,808.37	-62,572.00	13,763.63	78.0%
Carryover From Prior Year	0.00	9,000.00	-9,000.00	0.0%
369.401 · Interest Income	2,411.75	1,800.00	611.75	133.99%
<b>Total Income</b>	<b>336,215.44</b>	<b>426,101.00</b>	<b>-89,885.56</b>	<b>78.91%</b>
<b>Expense</b>				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	86.33	1,250.00	-1,163.67	6.91%
511.310 · Engineering	175.00	13,000.00	-12,825.00	1.35%
511.311 · Management Fees	13,191.00	52,752.00	-39,561.00	25.01%
511.312 · Secretarial Fees	1,050.00	4,200.00	-3,150.00	25.0%
511.315 · Legal Fees	4,273.75	15,000.00	-10,726.25	28.49%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	4,300.00	-4,300.00	0.0%
511.450 · Insurance	7,675.00	7,800.00	-125.00	98.4%
511.480 · Legal Advertisements	0.00	2,495.00	-2,495.00	0.0%
511.512 · Miscellaneous	205.43	1,800.00	-1,594.57	11.41%
511.513 · Postage and Delivery	94.95	700.00	-605.05	13.56%
511.514 · Office Supplies	178.17	1,075.00	-896.83	16.57%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	499.98	2,000.00	-1,500.02	25.0%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	0.00	1,500.00	-1,500.00	0.0%
514.101 · Field Inspector	11,557.35	46,229.00	-34,671.65	25.0%
514.103 · Vehicle Insurance	0.00	1,000.00	-1,000.00	0.0%
514.104 · Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 · Vehicle Gas and Maintenance	37.75	2,500.00	-2,462.25	1.51%
514.106 · Lake Spraying	24,000.00	100,000.00	-76,000.00	24.0%
514.107 · Lake H2O Quality Tests-Benchmrk	0.00	6,000.00	-6,000.00	0.0%
514.109 · Outfall Pipe & Structure Insp &	0.00	10,000.00	-10,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	0.00	53,000.00	-53,000.00	0.0%
514.111 · Lake Bank Mowing	8,540.00	65,650.00	-57,110.00	13.01%
514.112 · Special Projects	0.00	10,000.00	-10,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
<b>Total Expense</b>	<b>71,739.71</b>	<b>426,101.00</b>	<b>-354,361.29</b>	<b>16.84%</b>
<b>Net Income</b>	<b>264,475.73</b>	<b>0.00</b>	<b>264,475.73</b>	<b>100.0%</b>

**Verona Walk Community Development District**  
**Expenditures**  
**October 2025 through December 2025**

	<b>Date</b>	<b>Invoice #</b>	<b>Vendor</b>	<b>Memo</b>	<b>Amount</b>
<b>Expenditures</b>					
<b>511.308 · Miscellaneous Maintenance</b>					
Total 511.308 · Miscellaneous Maintenance					
<b>511.310 · Engineering</b>					
	10/30/2025	112389	Palm Printing	Signs - "NO Mowing" "NO Spraying"- 4/0 - Rounded Corners	86.33
					86.33
Total 511.310 · Engineering					175.00
<b>511.311 · Management Fees</b>					
	10/31/2025	525867	Bowman	Engineering Service October 2025	175.00
					175.00
Total 511.311 · Management Fees					
<b>511.312 · Secretarial Fees</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Management Oct 2025	4,397.00
	11/30/2025	2025-1526	Special District Services, Inc.	Management Nov 2025	4,397.00
	12/31/2025	2025-1668	Special District Services, Inc.	Management Dec 2025	4,397.00
					13,191.00
Total 511.312 · Secretarial Fees					
<b>511.315 · Legal Fees</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Secretarial Oct 2025	350.00
	11/30/2025	2025-1526	Special District Services, Inc.	Secretarial Nov 2025	350.00
	12/31/2025	2025-1668	Special District Services, Inc.	Secretarial Dec 2025	350.00
					1,050.00
Total 511.315 · Legal Fees					
<b>511.450 · Insurance</b>					
	12/15/2025	96	Coleman, Yovanovich & Koester PA	Professional Fees Oct and Nov 2025	4,273.75
					4,273.75
Total 511.450 · Insurance					
<b>511.512 · Miscellaneous</b>					
	10/01/2025	30077	Egis Insurance & Risk Advisors	Policy #100125071 10/01/2025-10/01/2026Florida Ins Alliance	7,675.00
					7,675.00
Total 511.512 · Miscellaneous					
<b>511.513 · Postage and Delivery</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Travel Sept 2025	98.00
	11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	98.00
	11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	9.43
					205.43
Total 511.513 · Postage and Delivery					
	10/31/2025	2025-1401	Special District Services, Inc.	FedEx Sept 2025	62.74
	11/30/2025	2025-1526	Special District Services, Inc.	FedEx Oct 2025	32.21
					94.95

**Verona Walk Community Development District**  
**Expenditures**  
**October 2025 through December 2025**

	Date	Invoice #	Vendor	Memo	Amount
<b>511.514 · Office Supplies</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Copier Sept 2025	61.65
	11/30/2025	2025-1526	Special District Services, Inc.	Copier Oct 2025	62.25
	11/30/2025	2025-1526	Special District Services, Inc.	Conference Calls Oct 2025	40.00
	12/31/2025	2025-1668	Special District Services, Inc.	Copier Nov 2025	3.75
	12/31/2025	2025-1668	Special District Services, Inc.	Conference Calls Nov 2025	10.52
Total 511.514 · Office Supplies					178.17
<b>511.540 · Dues, License &amp; Subscriptions</b>					
	10/01/2025	92845	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions					175.00
<b>511.750 · Website Management</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Website Oct 2025	166.66
	11/30/2025	2025-1526	Special District Services, Inc.	Website Nov 2025	166.66
	12/31/2025	2025-1668	Special District Services, Inc.	Website Dec 2025	166.66
Total 511.750 · Website Management					499.98
<b>514.101 · Field Inspector</b>					
	10/31/2025	VW 131	Bohdan Hirniak	Field Inspection Service	3,600.00
	10/31/2025	VW 131	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	11/30/2025	VW 132	Bohdan Hirniak	Field Inspection Service	3,600.00
	11/30/2025	VW 132	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	12/31/2025	VW 133	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Dec 2025	3,600.00
	12/31/2025	VW 133	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Total 514.101 · Field Inspector					11,557.35
<b>514.105 · Vehicle Gas and Maintenance</b>					
	10/31/2025	VW 131	Bohdan Hirniak	Gas for golf cart	11.25
	11/30/2025	VW 132	Bohdan Hirniak	Gas for golf cart	11.25
	12/31/2025	VW 133	Bohdan Hirniak	Gas for golf cart	15.25
Total 514.105 · Vehicle Gas and Maintenance					37.75
<b>514.106 · Lake Spraying (Premier)</b>					
	10/01/2025	2898	Premier Lakes, Inc	Annual Lake Maintenance October 2025	8,000.00
	11/01/2025	2977	Premier Lakes, Inc	Annual Lake Maintenance November 2025	8,000.00
	12/01/2025	3112	Premier Lakes, Inc	Annual Lake Maintenance December 2025	8,000.00
Total 514.106 · Lake Spraying (Premier)					24,000.00
<b>514.111 · Lake Bank Mowing</b>					
	10/22/2025	531600	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming	8,540.00
Total 514.111 · Lake Bank Mowing					8,540.00
<b>Total Expenditures</b>					<b>71,739.71</b>

**Verona Walk Community Development District**  
**Balance Sheet**  
**As of December 31, 2025**

ASSETS		Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
Current Assets							
Operating Bank Account		2,094,549.48	0.00	0.00	0.00	0.00	2,094,549.48
Total Current Assets		2,094,549.48	0.00	0.00	0.00	0.00	2,094,549.48
Fixed Assets							
Storm Water Management		0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Accumulated Depreciation - Stormwater Mgt		0.00	0.00	0.00	-10,527,114.00	0.00	-10,527,114.00
Total Fixed Assets		0.00	0.00	0.00	4,953,926.00	0.00	4,953,926.00
Other Assets							
A/R Assessment Income		0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts		0.00	382,950.55	431,522.55	0.00	0.00	814,473.10
Investments - Sinking Acct		0.00	0.00	115.57	0.00	0.00	115.57
Investments - Interest Acct		0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct		0.00	228,881.25	57,462.19	0.00	0.00	286,343.44
Investments - Revenue Acct		0.00	126,208.98	189,339.35	0.00	0.00	315,548.33
Investments - Prepayment Acct		0.00	6,615.81	250.22	0.00	0.00	6,866.03
Investments - Excess Revenue		0.00	2,333.42	0.00	0.00	0.00	2,333.42
Amount Available In DSF (2013)		0.00	0.00	0.00	0.00	746,990.01	746,990.01
Amount Available In DSF (2018)		0.00	0.00	0.00	0.00	678,690.02	678,690.02
Amount To Be Provided		0.00	0.00	0.00	0.00	7,448,319.97	7,448,319.97
Total Other Assets		0.00	746,990.01	678,690.02	0.00	8,874,000.00	10,299,680.03
TOTAL ASSETS		2,094,549.48	746,990.01	678,690.02	4,953,926.00	8,874,000.00	17,348,155.51
LIABILITIES & EQUITY							
Liabilities							
Current Liabilities							
Accrued Expenses		0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable		848,422.88	0.00	0.00	0.00	0.00	848,422.88
Total Current Liabilities		848,422.88	0.00	0.00	0.00	0.00	848,422.88
Long Term Liabilities							
Special Assessment Debt (2013A-1)		0.00	0.00	0.00	0.00	3,520,000.00	3,520,000.00
Special Assessment Debt (2013A-2)		0.00	0.00	0.00	0.00	100,000.00	100,000.00
Special Assessment Debt (2018)		0.00	0.00	0.00	0.00 5	5,254,000.00	5,254,000.00
Total Long Term Liabilities		0.00	0.00	0.00	0.00	8,874,000.00	8,874,000.00
Total Liabilities		848,422.88	0.00	0.00	0.00	8,874,000.00	9,722,422.88
Equity							
Retained Earnings		933,650.87	439,579.78	345,208.36	-10,527,114.00	0.00	-8,808,674.99
Current Year Depreciation		0.00	0.00	0.00	0.00	0.00	0.00
Net Income		264,475.73	307,410.23	333,481.66	0.00	0.00	905,367.62
Reserve Funds		48,000.00	0.00	0.00	0.00	0.00	48,000.00
Investment In Gen Fixed Assets		0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity		1,246,126.60	746,990.01	678,690.02	4,953,926.00	0.00	7,625,732.63
TOTAL LIABILITIES & EQUITY		2,094,549.48	746,990.01	678,690.02	4,953,926.00	8,874,000.00	17,348,155.51